



Chale Abbey Farm Cottage
Upper House Lane | Chale | Isle of Wight | PO38 2HD

SELLER INSIGHT

“Nestled on the Island's unspoilt south-western coast, Chale is a peaceful rural village known for its sweeping sea views, dramatic cliffs and far-reaching countryside. With a timeless charm and a strong sense of space, the area offers residents a rare combination of tranquillity and natural grandeur. The landscape is shaped by rolling fields, open skies and the famous Chale Bay, creating a setting that feels both secluded and inspiring.

At the heart of the village is a friendly, welcoming community that enjoys a quieter pace of life. Traditional homes, farmsteads and characterful cottages lie along leafy lanes, while local footpaths connect straight onto some of the island's most picturesque walking routes. Whether exploring nearby beaches, strolling across St. Catherine's Down or enjoying a view of the lighthouse at St. Catherine's Point, Chale offers endless opportunities to experience the Island's natural beauty.

Despite its rural appeal, Chale is well placed for access to the wider Isle of Wight. The neighbouring village of Niton provides essential amenities, charming shops and cosy pubs, while the coastal town of Ventnor is just a short drive away with its boutique cafés, award-winning restaurants and famed microclimate. For buyers seeking a serene coastal retreat with breathtaking surroundings, Chale delivers a truly distinctive way of life.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Chale Abbey Farm Cottage

Tucked away along a peaceful rural lane in the charming village of Chale, this attractive country cottage presents a rare opportunity to embrace the tranquility of true countryside living. Surrounded by sweeping views of rolling fields, dramatic south-westerly coastline, and the endless blue of the English Channel, the home offers an idyllic retreat for anyone seeking a slower pace of life in an exceptionally picturesque setting.

Approached through a classic picket gate and along a long front pathway, the cottage immediately captures the imagination. Its whitewashed exterior, complemented by colourful window frames and a welcoming pitched-roof porch, evokes the timeless charm of a storybook rural home. Every glance of the façade hints at the warmth and comfort found within.

The ground floor has been thoughtfully arranged to maximise space and natural light. At the heart of the home lies a spacious kitchen-diner, fitted with crisp white wall and base units and ample room for a family dining table. This inviting space enjoys views across the beautifully stocked front gardens, creating a delightful backdrop for everyday meals or leisurely coffee mornings. Adjacent is the dual-aspect sitting room, a wonderfully bright and airy space that stretches the full depth of the cottage. With generous proportions and delightful views of both the front and side gardens, it is perfectly suited for relaxing evenings or entertaining guests. Completing the ground floor is a practical utility area and a gardener's toilet, discreetly positioned at the rear of the kitchen for added convenience.

Upstairs, the first floor provides three comfortable double bedrooms, each with its own unique charm. The main bedroom features an original character fireplace, adding a touch of heritage and warmth to the space. The third bedroom is particularly enchanting, offering captivating far-reaching views over the rugged coastline and the sparkling English Channel. A well-appointed family bathroom, fitted with a classic white suite including a bath with shower over, concludes the accommodation.

Outside, the property continues to impress. To the side, a long-gated driveway offers ample parking and leads to a detached single garage. The wraparound gardens are a true haven for gardening enthusiasts, beginning with a generous front garden bordered by mature hedgerow. One side is laid to lawn while the other bursts with colour from established shrubs and flowerbeds. The pathway continues around to the expansive rear garden, a peaceful open space that backs onto fields and enjoys uninterrupted views across the surrounding landscape. With gardens of this scale, there is clear potential, subject to the necessary permissions, to extend the property, allowing new owners the flexibility to tailor the home to their needs.

For those longing for a rural lifestyle enriched by abundant walking trails, countryside adventures, and proximity to some of the Island's most breathtaking rustic beaches, this enchanting cottage is sure to exceed expectations. It is more than a home, it is a sanctuary, offering serenity, charm, and the very best of coastal countryside living.









Travel Information

12.7 miles from Fishbourne to Portsmouth Ferry Terminal
13.7 miles from West Cowes to Southampton Ferry Terminal
13.5 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

West Wight Sports Centre, Freshwater	12 miles
Ventnor Golf Club, Ventnor	6.8 miles
Rookley Country Park Fishing, Rookley	5.6 miles
Newclose County Cricket Club, Blackwater	7.4 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Practice, Ventnor	01983 857288
South Wight Medical Practice, Brighstone	01983 740219

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	9.7 miles
	01983 822099

Education

Primary Schools	
Niton Primary School, Niton	01983 730209
Brighstone Primary School, Brighstone	01983 740285
Godshill Primary School, Godshill	01983 840246
Rookley & Chillerton Primary School, Chillerton	01983 721207
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449

Secondary Schools/Colleges

The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
White Mouse Inn, Chale
The White Lion, Niton
The Budle Inn, Niton
The Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, Arreton
Chequers Inn, Rookley
The Pointer Inn, Newchurch
The White Horse, Whitwell
Dairyman's Daughter, Arreton

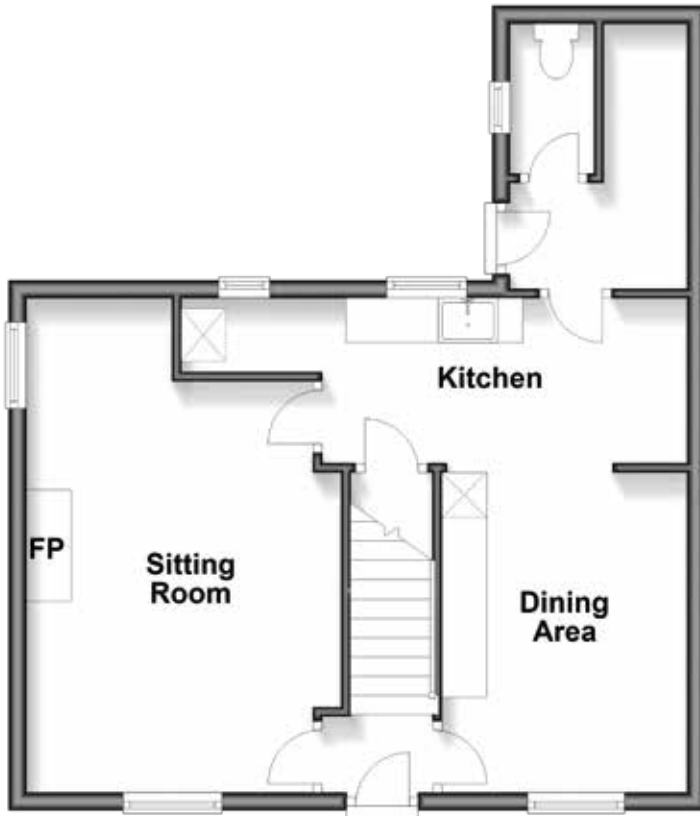
These bars and restaurants are available within a 20-minute radius of this home

Local Attractions / Landmarks

Model Village – Godshill
Appuldurcombe House - Wroxall
Donkey Sanctuary - Wroxall
St Catherines Oratory – Ventnor
Blackgang Chine - Chale
Isle of Wight Pearl - Chale
Carisbrooke Castle – Carisbrooke
The Needles Pleasure Park – Alum Bay
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch
The Wildheart Animal Sanctuary - Sandown

Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



GROUND FLOOR

Hallway	
Kitchen	13'5 x 5'10
Dining Area	11'3 x 9'
Sitting Room	15' x 11'7
Utility Room	6'10 x 3'11
Separate toilet	

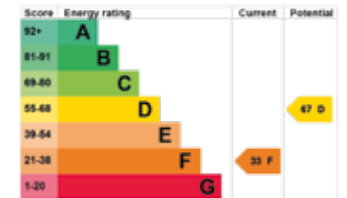
FIRST FLOOR

Landing	
Bedroom 1	11'8 x 9'9
Bedroom 2	11'8 x 8'11
Bedroom 3	8'4 x 7'11
Bathroom	9'1 at widest point x 5'11

OUTSIDE

Front Garden
Driveway
Detached Garage
Rear Garden

EPC Rating: E
Council Tax Band: E
Tenure: Freehold



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